



Corowa Shire

...the choice

REFERENCE: BP:NL – Planning - 14/4649
CONTACT: Bob Parr

13 May 2014

Department of Planning and Environment

**RE: REQUEST FOR ONLINE NOTIFICATION OF LEP ON
NSW LEGISLATION WEBSITE**

Council requests that the Department of Planning and Environment proceeds with the online notification of the Corowa LEP 2012 (Amendment No 2) on the legislation website.

LEP: Corowa Local Environmental Plan 2012 (Amendment No 2)

PCO's file: DG e2014-014-d04

**Name & position of Delegate: C Gillard, General Manager
Corowa Shire Council**

Should you require any further information, please contact Mr Bob Parr on (02) 6033 8921 during normal office hours.

Yours faithfully

Chris Gillard
General Manager
Corowa Shire Council



Corowa Shire

...the choice

REFERENCE: BP:NL – Planning - 14/4654
CONTACT: Bob Parr

Corowa Local Environmental Plan 2012 (Amendment No 2)

I, Chris Gillard, General Manager, Corowa Shire Council (a delegate of the Minister for Planning), verify that the LEP and map cover sheet are the same as those listed in the Opinion for the LEP.

Chris Gillard
General Manager
Corowa Shire Council

14 May 2014



New South Wales

Corowa Local Environmental Plan 2012 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning ~~and Infrastructure~~, make the following local environmental plan under the *Environmental Planning and Assessment Act 1979*.

A handwritten signature in black ink, appearing to be 'C Gillard'.

Minister for Planning ~~and Infrastructure~~

C Gillard
General Manager
Corowa Shire Council
as delegate for



PARLIAMENTARY COUNSEL

Opinion

Environmental Planning and Assessment Act 1979
Proposed Corowa Local Environmental Plan 2012 (Amendment No 2)

Your ref: PP_2013_COROW_002_00
Our ref: DG e2014-014-d04

In my opinion the attached draft environmental planning instrument may legally be made.

The draft environmental planning instrument adopts the maps identified in map cover sheet 2300_COM_MCS_20140310.

This opinion relates to the draft environmental planning instrument only. The maps adopted by the instrument and approved by the Minister or delegate when the instrument is made should have the names and contain the matters referred to in the instrument.



(D COLAGIURI)
Parliamentary Counsel

31 March 2014

Corowa Local Environmental Plan 2012 (Amendment No 2)

under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Corowa Local Environmental Plan 2012 (Amendment No 2)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Land to which Plan applies

This Plan applies to the land in Rivalca Feedmill Facility buffer area shown on the Corowa Local Environmental Plan 2012 Local Clauses Map.

4 Maps

Each map adopted by *Corowa Local Environmental Plan 2012* that is specified in Column 1 of the following table is declared by this Plan to be amended or replaced, as the case requires, by the map specified opposite in Column 2 of the table as approved by the Minister on the making of this Plan:

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Corowa Local Environmental Plan 2012 Urban Release Area Map	Corowa Local Environmental Plan 2012 Urban Release Area Map (2300_COM_URA_006_080_20140310)
Corowa Local Environmental Plan 2012 Urban Release Area Map (2300_COM_URA_006A_020_20130903)	Corowa Local Environmental Plan 2012 Urban Release Area Map (2300_COM_URA_006A_020_20140204)
Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006_080_20120509)	Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006_080_20140204)
Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006A_020_20130903)	Corowa Local Environmental Plan 2012 Lot Size Map (2300_COM_LSZ_006A_020_20140204)
Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006_080_20120413)	Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006_080_20140204)
Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006A_020_20130923)	Corowa Local Environmental Plan 2012 Land Zoning Map (2300_COM_LZN_006A_020_20140204)

Schedule 1 Amendment of Corowa Local Environmental Plan 2012

[1] Clause 7.11

Insert after clause 7.10:

7.11 Development within Rivalea Feedmill Facility buffer area

- (1) The objectives of this clause are as follows:
 - (a) to protect the operational environment of the Rivalea Feedmill Facility,
 - (b) to control development near the Rivalea Feedmill Facility to minimise land use conflict.
- (2) This clause applies to land identified as “Rivalea Feedmill Facility buffer area” on the Local Clauses Map.
- (3) Before granting development consent to development on land to which this clause applies, the consent authority must consider the following:
 - (a) the likely adverse impact that any noise or other emissions associated with existing land uses may have on the development,
 - (b) any proposed measures incorporated into the development that limit the impact of such noise and other emissions associated with the existing land use,
 - (c) the likely adverse impact of the development on the operations of the Rivalea Feedmill Facility,
 - (d) whether the development has been sited to maximise the distance between the development and the Rivalea Feedmill Facility and minimise any land use conflict.

[2] Dictionary

Insert in alphabetical order in the Dictionary:

Local Clauses Map means the Corowa Local Environmental Plan 2012 Local Clauses Map.

Environmental Planning and Assessment Act 1979

Corowa Local Environmental Plan 2012 (Amendment No 2)

Corowa Shire Council
P.O. BOX 77
Corowa
NSW 2646

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
Urban Release Area Map URA_006A	2300_COM_URA_006A_020_20130903
Lot Size Map LSZ_006 LSZ_006A	2300_COM_LSZ_006_080_20120509 2300_COM_LSZ_006A_020_20130903
Land Zoning Map LZN_006 LZN_006A	2300_COM_LZN_006_080_20120413 2300_COM_LZN_006A_020_20130923

The following map sheets are adopted:

Map Sheet	Map Identification Number
Urban Release Area Map URA_006 URA_006A	2300_COM_URA_006_080_20140310 2300_COM_URA_006A_020_20140204
Lot Size Map LSZ_006 LSZ_006A	2300_COM_LSZ_006_080_20140204 2300_COM_LSZ_006A_020_20140204
Land Zoning Map LZN_006 LZN_006A	2300_COM_LZN_006_080_20140204 2300_COM_LZN_006A_020_20140204
Local Clauses Map LCL_006	2300_COM_LCL_006_080_20140310

L. Gillard
General Manager
Corowa Shire Council
as delegate for

Certified
[Title of Council Delegate]

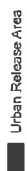
[Date] Minister for Planning and Infrastructure

14 May 2014
[Date]



Corowa Local
Environmental
Plan 2012

Urban Release Area Map-
Sheet URA_006A

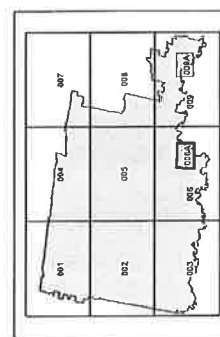


Urban Release Area

Cadastral



Cadastral 12/1/2010 @ Land and Property
Information (LPI)



Map identification number:
Z500_COM_URA_006A_020_20140324



Corowa Local Environmental Plan 2012

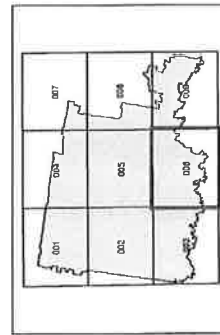
Local Clauses Map - Sheet LCL_006

Local Clauses

☐ Refer to Clause 7.11

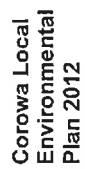
Cadastre

☐ Cadastre 12/11/2010 © Land and Property Information (LPI)



Scale: 1:30,000 @ A3

Project: LEP 2012
Map: LCL_006
Map identifier number: 2500_COM_LCL_006_030_20142310



Minimum Lot Size (sq m)

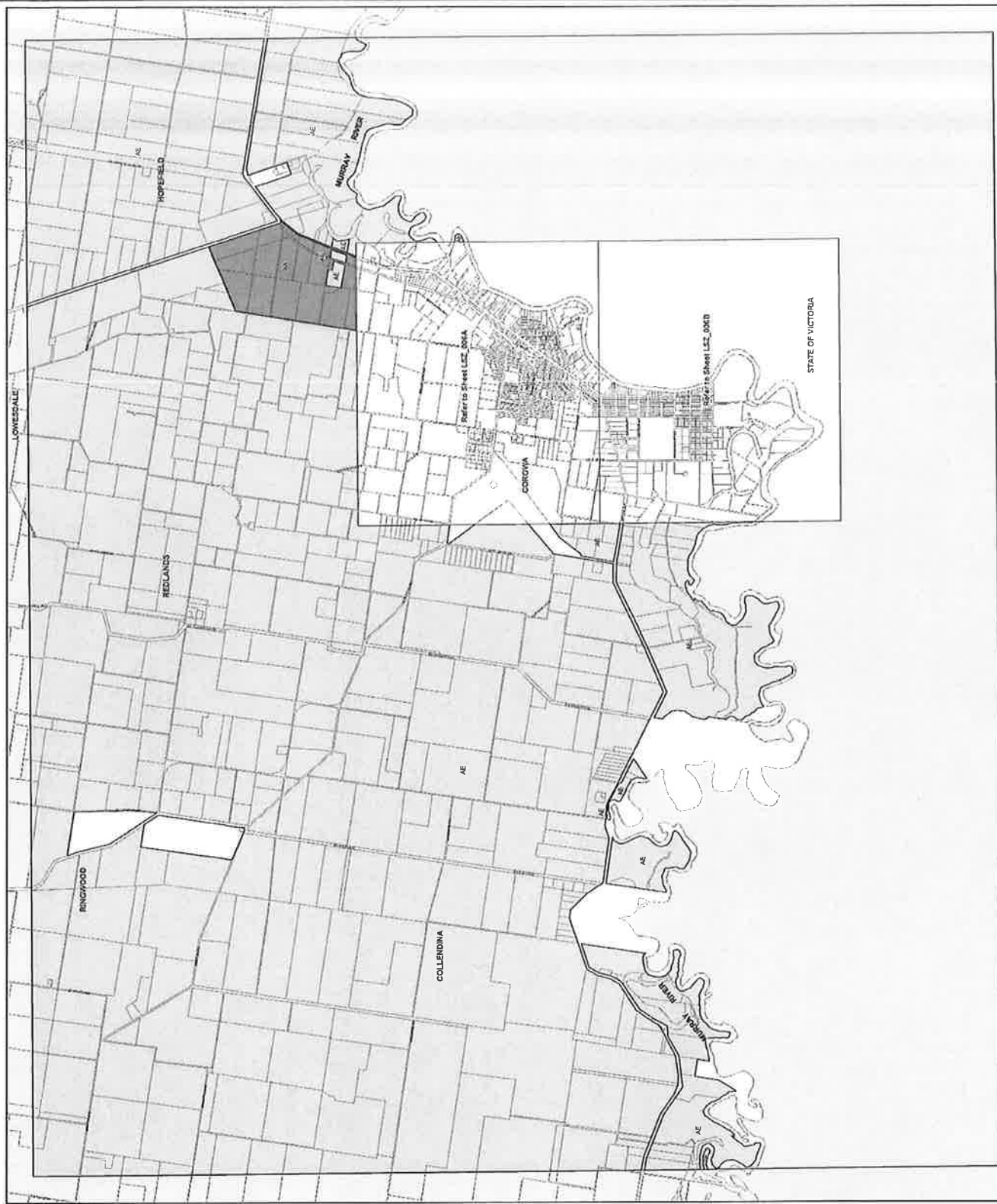
Ann A Refer to Clause 4.1 (4A)

☐ Cadastre 12/11/2010 © Land and Property Information (LPI)



Product Code: 1104
MCA Item 55

Map Identification number: Z00 COM LSZ 005 080 70140204





Corowa Local Environmental Plan 2012

Lot Size Map - Sheet LSZ_006A

Minimum Lot Size (sq m)

K	550
1ha	
5ha	
10ha	
25ha	
40ha	
Refer to Clause 4.1 (4A)	

Cadastre

Cadastre 12/11/2010 © Land and Property Information (LPI)

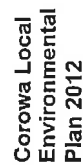


Scale: 1:20,000 @ A3

Prepared by: Sph
NCA Source: S

Map identification number: 2300_CDM_LSZ_006A_C20_20142304





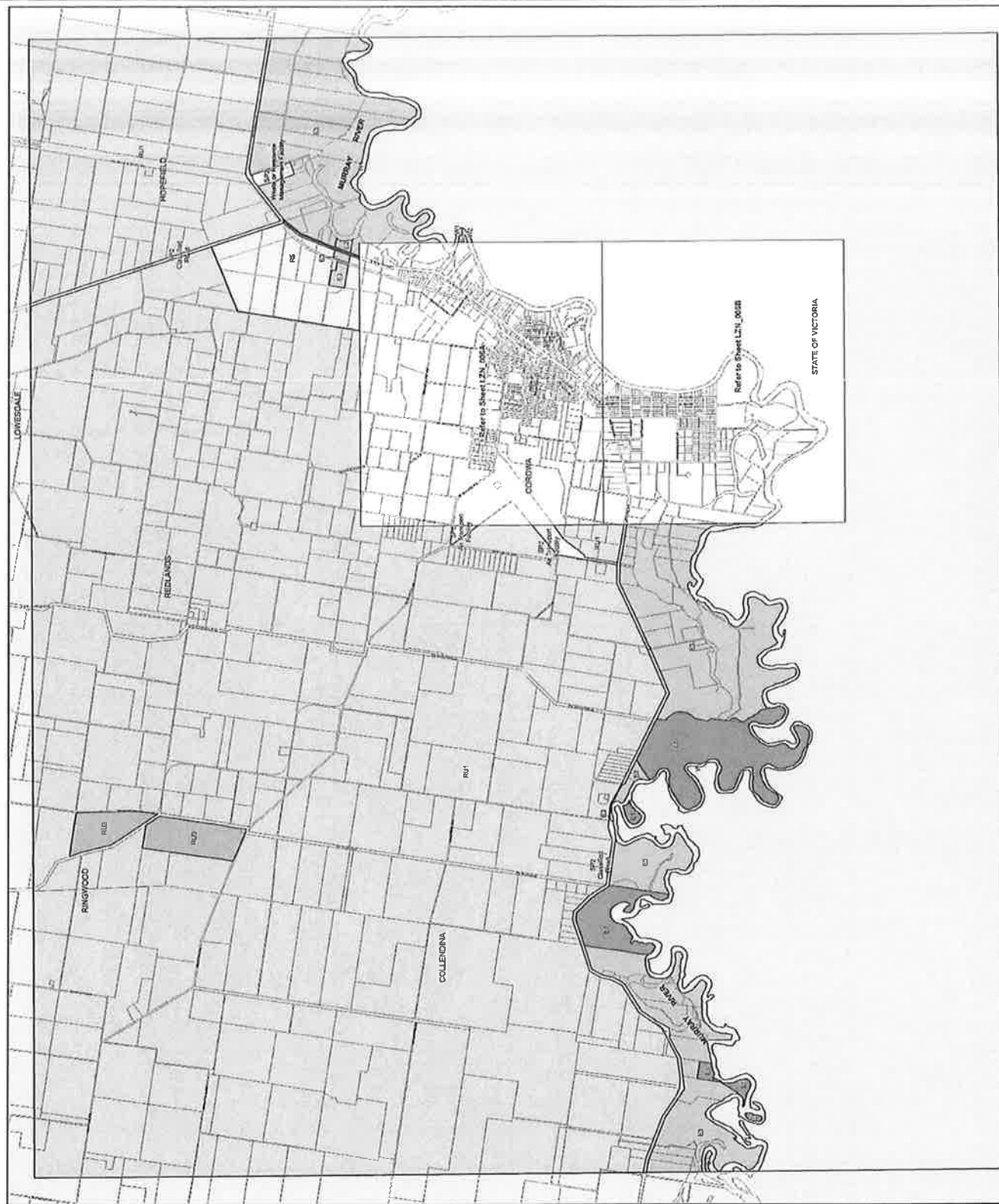
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B3	Enterprise Corridor
B4	National Parks and Nature Reserves
E3	Environmental Management
I1	General Industrial
R1	General Residential
R2	Low Density Residential
R3	Large Lot Residential
R4	Public Recreation
R5	Private Recreation
R6	Primary Production
R7	Forestry
R8	Village
S1	Special Activities
S2	Infrastructure
N1	Natural Waterways
W1	Recreational Waterways

Cadastre 12/11/2010 © Land and Property Information(LPI)



Produkt GDA 1984
MGA Zeno 55

2300 COM LZN 005 080 20140204





Corowa Local Environmental Plan 2012

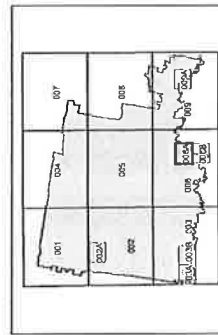
Land Zoning Map - Sheet LZN_006A

Zone

- [B1] Neighbourhood Centre
- [B2] Local Centre
- [B3] Enterprise Corridor
- [B4] National Parks and Nature Reserves
- [E3] Environmental Management
- [IM1] General Industrial
- [IR1] General Residential
- [R2] Low Density Residential
- [R5] Large Lot Residential
- [RE2] Public Recreation
- [RE3] Private Recreation
- [RU1] Primary Production
- [RU3] Forestry
- [RV3] Village
- [SP1] Special Activities
- [SP2] Infrastructure
- [W1] Natural Waterways
- [W2] Recreational Waterways

Cadastre

- [] Cadastre 12/11/2010 © Land and Property Information (LPI)



Scale: 1:20,000 @ A3
Map identification number: 2300_Corowa_LZN_006A_000_20140324





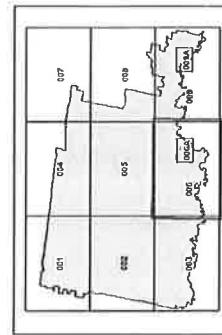
Corowa Local Environmental Plan 2012

Urban Release Area Map- Sheet URA_006

Urban Release Area

Cadastre

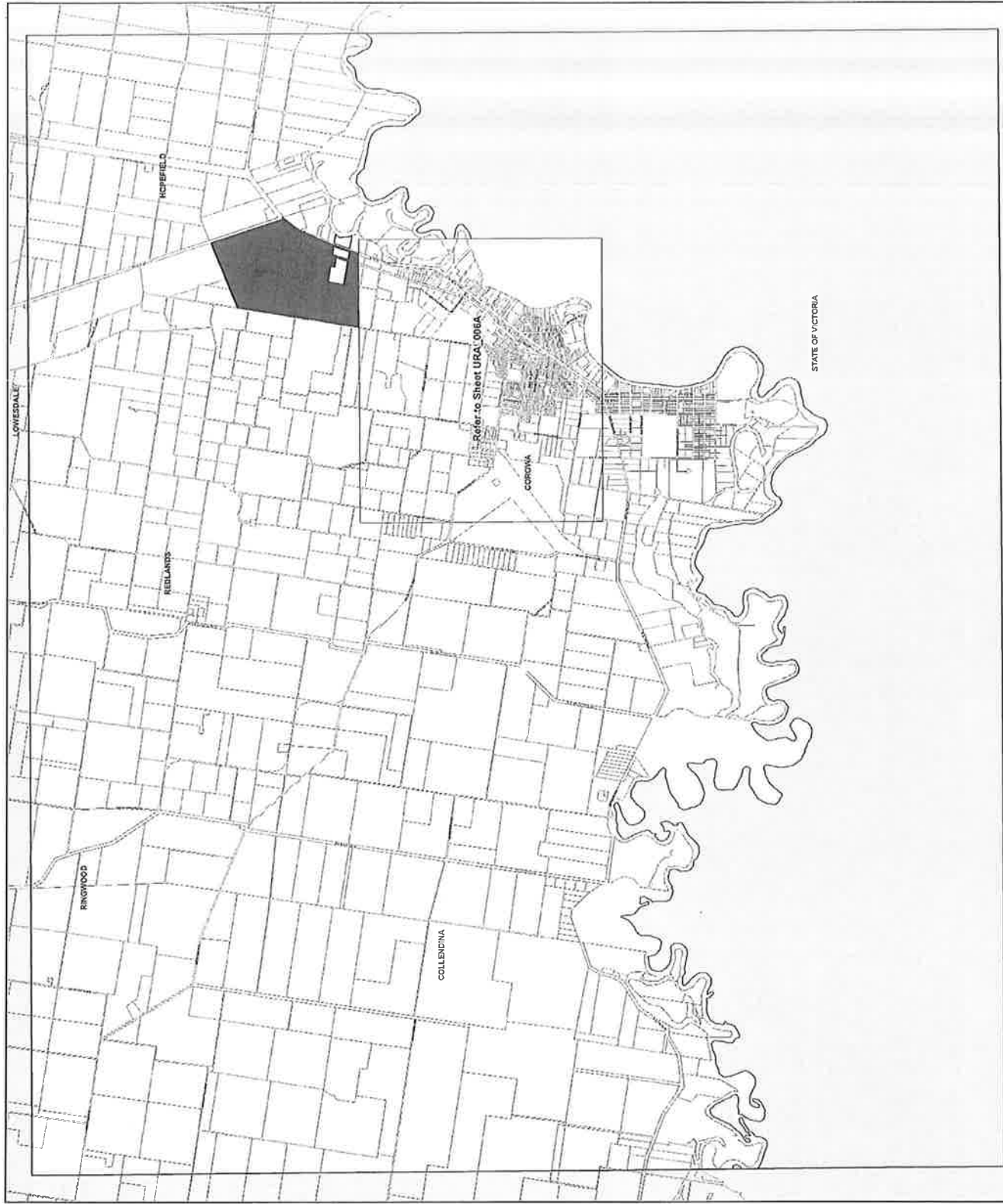
Cadastre 12/11/2010 © Land and Property
Information(LPI)



Projection: GDA 1984
MGRS Zone 55

Scale: 1:50,000 @ A3

Map Identification number: 2300_COW_URA_006_080_20140310



Attachment 5 – Delegated plan making reporting template

Reporting template for delegated LEP amendments

Notes:

- Planning proposal number will be provided by the department following receipt of the planning proposal
- The department will fill in the details of Tables 1 and 3
- RPA is to fill in details for Table 2
- If the planning proposal is exhibited more than once, the RPA should add additional rows to **Table 2** to include this information
- The RPA must notify the relevant contact officer in the regional office in writing of the dates as they occur to ensure the department's publicly accessible LEP Tracking System is kept up to date
- A copy of this completed report must be provided to the department with the RPA's request to have the LEP notified

Table 1 – To be completed by the department

Stage	Date/Details
Planning Proposal Number	PP 2013 COROW 002 00
Date Sent to Department under s56	26/04/2013
Date considered at LEP Review Panel	16/05/2013
Gateway determination date	28/05/2013

Table 2 – To be completed by the RPA

Stage	Date/Details	Notified Reg Off
Dates draft LEP exhibited	26-6-13 to 26-7-13	
Date of public hearing (if held)	—	
Date sent to PCO seeking Opinion	14-1-14	
Date Opinion received	31-3-14	
Date Council Resolved to Adopt LEP	15-4-14	
Date LEP made by GM (or other) under delegation	13-5-14	
Date sent to DP&I requesting notification	16-5-14	

Table 3 – To be completed by the department

Stage	Date/Details
Notification Date and details	

Additional relevant information:

Post exhibition review 19-11-13

ADOPTION OF DIRECTOR ENGINEERING AND INFRASTRUCTURE REPORT.

107/14 RESOLVED on the motion of Councillors Law and Miegel that the balance of the Director Engineering and Infrastructure Report be adopted.

DIRECTOR ENVIRONMENTAL AND PLANNING SERVICES' REPORT.

108/14 RESOLVED on the motion of Councillors Davey and Miegel that the Environmental and Planning Services Report be dealt with.

4. SECTION 59 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 – PLANNING REPORT

PP_2013_COROW_003_00: to rezone part of Lot 11 DP 737090 and part of Lot 12 DP 737090, Melbourne Street, Mulwala.

Planning Proposal Summary:

To rezone part of Lots 11 and 12 DP 737090 Melbourne Street, Mulwala from zone W2 – Recreational Waterway to zone R1 – General Residential and amend the related Land Zoning Map, Lot Size Map, Height of Buildings Map and River Front Building Line Map.

109/14 RESOLVED on the motion of Councillors Miegel and Davey that Council adopt this report, its attachments and all submissions in accordance with Section 59 of the Environmental Planning and Assessment Act 1979 AND Council further directs the General Manager (a delegate of the Minister for Planning and Infrastructure) to make the Plan in accordance with this Section 59 Planning Report.

Voting

For: Councillors Law, Davey, Miegel, Palmer, Shields, Wales and Longmire.

Against: Nil.

5. SECTION 59 ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 – PLANNING REPORT

PP_2013_COROW_002_00: to make various amendments to Corowa LEP 2012.

Planning Proposal Summary:

To rezone land near the "Rivalea" feedmill site, Corowa from RU1 Primary Production to IN1 General Industrial and R5 Large Lot Residential and amend the minimum lot size for the land, insert clause 7.11 "Rivalea feedmill facility buffer area" and a Clause Application Map and identify the land on the Urban Release Area Map.

110/14 RESOLVED on the motion of Councillors Law and Davey that Council adopt this report, its attachments and all submissions in accordance with section 59 of the Environmental Planning and Assessment Act 1979 AND Council further directs the General Manager (a delegate of the Minister for Planning and Infrastructure) to make the Plan in accordance with this Section 59 Planning Report.

Voting

For: Councillors Law, Davey, Miegel, Palmer, Shields, Wales and Longmire.

Against: Nil.